

ITEM # _____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Chase Groves PUD, Major PUD Amendment / Final Master Plan
Approval (Tom Daly, applicant)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matt West **CONTACT:** Jeff Hopper **EXT.** 7431

Agenda Date 7/13/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for Major PUD Amendment and Final Master Plan Approval to Chase Groves PUD on approximately 5.4 acres, located north of Old Lake Mary Road, between Casa Verde Boulevard and SR 417 (Tom Daly, applicant); or
2. Recommend DENIAL of the request for Major PUD Amendment and Final Master Plan Approval to Chase Groves PUD on approximately 5.4 acres, located north of Old Lake Mary Road, between Casa Verde Boulevard and SR 417 (Tom Daly, applicant); or
3. CONTINUE the request until a time and date certain.

(District 5 – Carey)

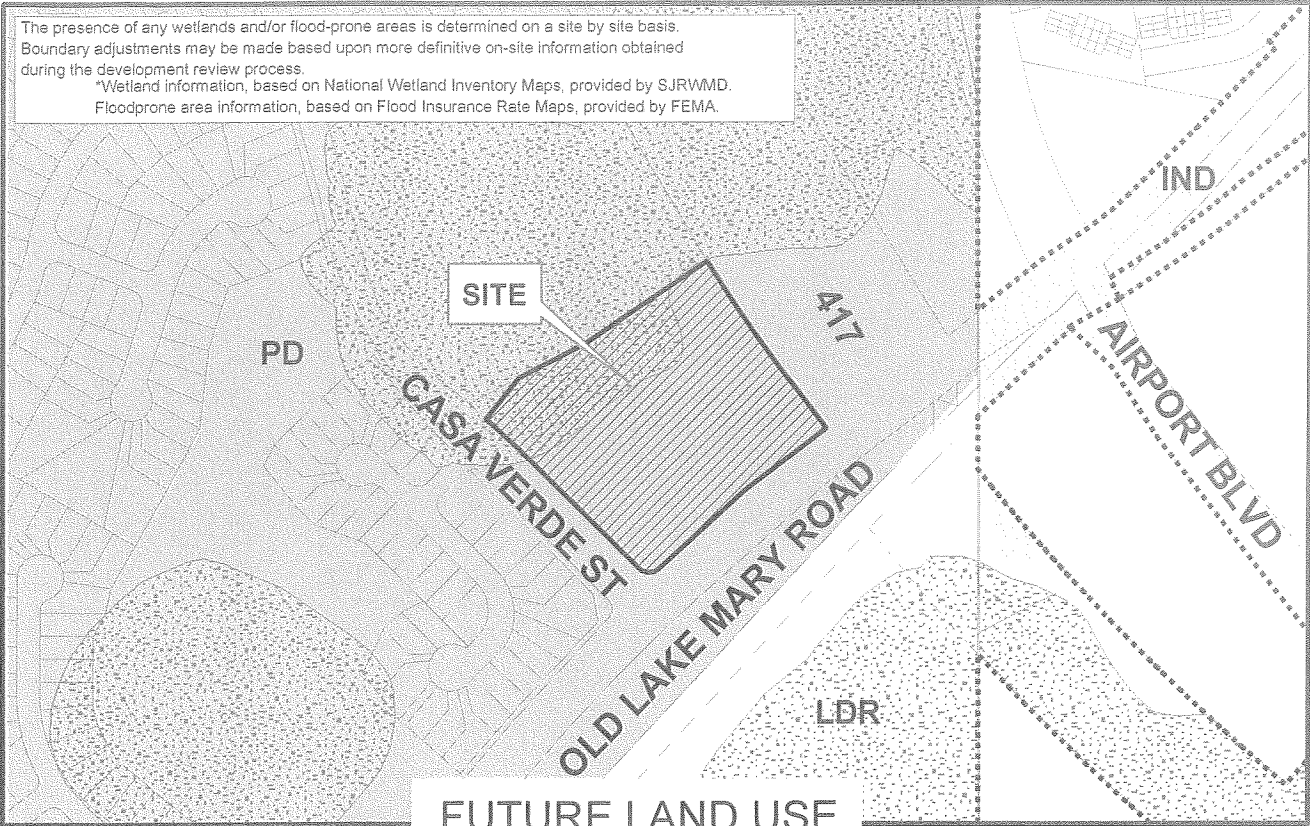
(Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant is proposing a 64-unit residential development on Tract "M" as designated on the master plan for Chase Groves PUD. The subject property is an undeveloped parcel in the PUD, which was originally approved in the late 1980s. Currently designated for commercial use, the property is located at the south entrance to the development, at the corner of Casa Verde Boulevard and Old Lake Mary Road. The proposed development would consist of residential condominium units. In addition to approval of a Major PUD Amendment, the applicant is seeking approval of a Final Master Plan and Notice of Proposed Change (NOPC) to the Chase Groves DRI. The Board of County Commissioners will consider all items on July 26.

Reviewed by: CR
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. Z2004-056

The presence of any wetlands and/or flood-prone areas is determined on a site by site basis.
Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

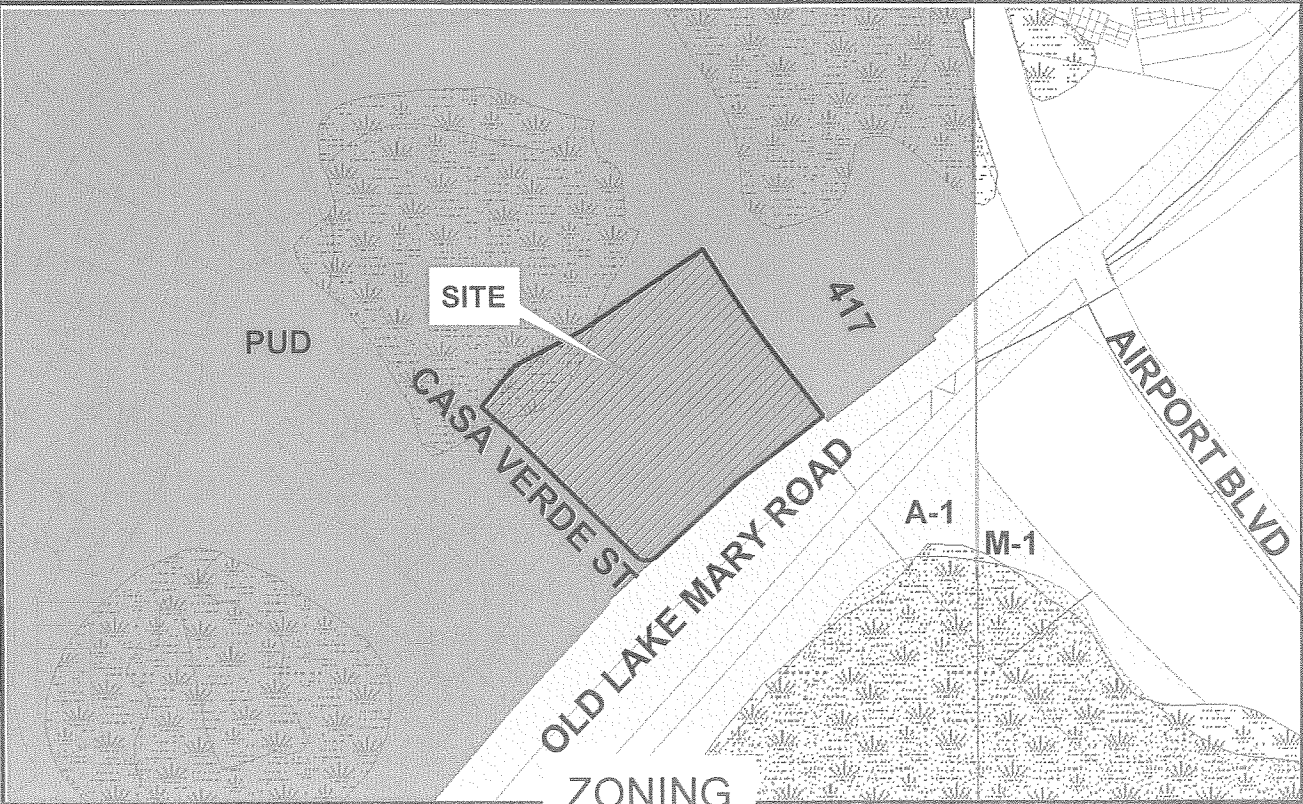


FUTURE LAND USE

Site Municipality LDR IND PD CONS

Applicant: CHASE GROVES VILLAS
Physical STR: 03-20-30-512-0M00-0000
Gross Acres: 5.4+/- BCC District: 5
Existing Use: Vacant
Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-030	PUD	PUD



ZONING

A-1 M-1 PUD FP-1 W-1

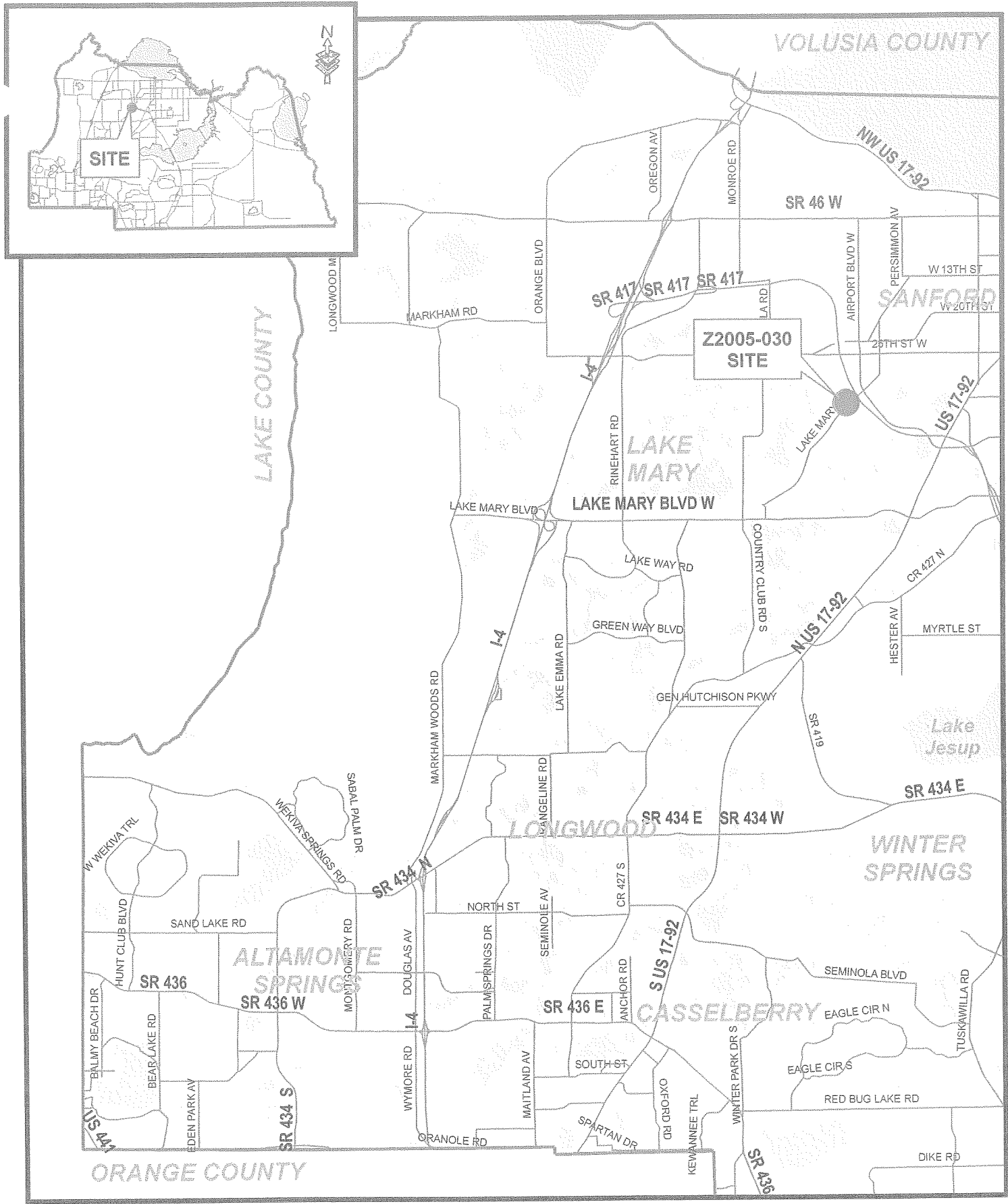


Rezone No: Z2005-030
From: PUD To: PUD

- ☐ Parcel
☐ Subject Property



January 2004 Color Aerials



CHASE GROVES PUD

REQUEST INFORMATION		
APPLICANT	Tom Daly	
PROPERTY OWNER	Chase Groves Limited	
REQUEST	PUD Major Amendment and Final Master Plan Approval	
HEARING DATE (S)	P&Z: July 13, 2005	BCC: July 26, 2005
PARCEL NUMBER	03-20-30-512-0M00-0000	
LOCATION	Northeast corner of Casa Verde Blvd. and Old Lake Mary Road	
FUTURE LAND USE	Planned Development (PD)	
FILE NUMBER	Z2005-0030	
COMMISSION DISTRICT	5 -- Carey	

OVERVIEW

The applicant is proposing a 64-unit residential development on Tract “M” as designated on the master plan for Chase Groves PUD. The subject property is an undeveloped parcel in the PUD, which was originally approved in the late 1980s. Currently designated for commercial use, the property is located at the south entrance to the development, at the corner of Casa Verde Boulevard and Old Lake Mary Road. The proposed development would consist of residential condominium units. In addition to approval of a Major PUD Amendment, the applicant is seeking approval of a Final Master Plan and Notice of Proposed Change (NOPC) to the Chase Groves DRI. The Board of County Commissioners will consider all items on July 26.

Proposed density of the development is approximately 16 units per net buildable acre. There would be 8 buildings containing 8 units each. Maximum height would be 2 stories and 35 feet. Each unit would have a 1-car garage, with an adjacent driveway sized to park an additional vehicle without blocking pedestrian traffic on sidewalks. Beyond the standard Code requirement for parking, there would be 54 visitor spaces within the project. Sidewalks are proposed on only one side of each street; these are normally required on both sides of the street.

Common usable open space consists of a cabana and pool, a park/playground area, and an amenitized retention pond. Proposed buffers adjacent to Old Lake Mary Road and Casa Verde Blvd. would include a 6-foot brick wall with columns, and 4 canopy trees per 100 feet.

Generally, Staff does not expect an increase in impacts to public facilities with the proposed change in permitted uses on the site. A possible exception to this is potable water demand, which may be higher under the proposed residential use than the commercial use now allowed. In either case, the County would evaluate potential water use on the site prior to issuing building permits, and the project would be subject to available supplies as established by the consumptive use permit from the St. Johns River Water Management District (SJRWMD).

Impacts to other public facilities should be minimal. With a maximum floor area ratio (FAR) of 0.35, as specified by the Vision 2020 Plan, approximately 82,000 square feet of commercial floor area is allowed under the existing PUD plan. This is comparable in intensity to the 64 residential units now being proposed by the applicant. Seminole County's Public Works Department has determined that the PUD amendment would result in a net reduction in both daily and peak hour vehicle trips generated by the development. Therefore, the Department expects no new impacts to the surrounding County and local road network to result from the project. Prior to Final Engineering approval, the application would be subject to Concurrency Review. That process would require the applicant to obtain certification from the City of Sanford that water and sewer service are available to the site.

Existing Land Uses:

(North)		
PD SF Residential <i>PUD</i>	PD Vacant <i>PUD</i>	SR 417
PD SF Residential <i>PUD</i>	PD Vacant <i>PUD</i>	SR 417
PD SF Residential <i>PUD</i>	LDR Vacant <i>A-1</i>	LDR Vacant <i>A-1</i>

(South)

** See enclosed future land use and zoning maps for more details.*

***Bold** text depicts future land use designation, plain text depicts the existing use, and *italicized* text depicts zoning district. See enclosed future land use and zoning map for more details.

SITE ANALYSIS

Facilities and Services:

1. The impacts of development shall not occur until adequate facilities and services are available.
2. The proposed development is consistent with the adopted Planned Development (PD) future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan.

3. Seminole County will provide water and sewer service to the site. In this area, the City of Sanford sells water and sewer service to the County on a wholesale basis.
4. Stormwater facilities must be consistent with the master drainage design for Chase Groves PUD.

Compliance with Environmental Regulations: Prior to approval of final engineering plans, the developer will be required to provide a Listed Species survey report. The St. Johns River Water Management District (SJRWMD) must verify all wetland boundaries as shown on the Final Master Plan.

Compatibility with Surrounding Development: The proposed PUD amendment is compatible with surrounding developments and is consistent with the approved Planned Development (PD) future land use designation.

Intergovernmental Notice Process: Staff sent Intergovernmental Notices of the proposed rezone to the Cities of Sanford and Lake Mary on June 1, 2005.

STAFF RECOMMENDATION:

Staff recommends APPROVAL subject to the attached Draft Developer's Commitment Agreement, which includes the following conditions:

1. Density shall not exceed 16 units per net buildable acre, to a maximum of 64 units.
2. All units shall be individually owned on a condominium basis.
3. Sidewalks shall be provided adjacent to all dwelling units.
4. There shall be a minimum 20-foot setback from all structures to the nearest edge of the sidewalk.
5. The developer shall provide a 25-foot setback from all structures to Casa Verde Blvd. and Old Lake Mary Rd.
6. There shall be 10-foot landscape buffers along the south and west property lines, to include a 6-foot brick or masonry wall and 4 canopy trees per 100 linear feet.

**CHASE GROVES VILLAS
DEVELOPER'S COMMITMENT AGREEMENT**

On July 26, 2005 the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

1. **LEGAL DESCRIPTION:**

TRACT M CHASE GROVES UNIT 1 PB 44 PGS 24 THRU 28

2. **PROPERTY OWNER**

Chase Groves LTD
c/o Eurocapital Partners
174 Lookout Place
Suite 201
Maitland FL 32751

3. **STATEMENT OF BASIC FACTS**

- A. Total Area: 5.45 Acres
- B. Zoning: Planned Unit Development
- C. Net Density: 16 units/acre or 64 units maximum
- D. The development approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.
- E. The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the aforescribed property.

4. **LAND USE BREAKDOWN**

<i>LAND USE</i>	<i>AREA (acres)</i>	<i>% OF SITE</i>
Residential	4.04	74.41
Private Roadways	1.20	22.02
Utility Easements	0.21	3.57
<i>TOTAL AREA</i>	<i>5.45</i>	<i>100.00</i>

5. **OPEN SPACE AND RECREATION AREAS**

Required Open Space: 25% = 5.41 acres x 0.25 = 1.35 acres
Open Space Provided: 1.68 Acres

6. **BUILDING SETBACKS**

Building setbacks from the perimeter of the site shall be as follows:

North (Tract Y)	15'
South (Old Lake Mary Rd.)	25'
East (SR 417)	15'
West (Casa Verde Blvd.)	25'

Where sidewalks are installed along private roads, the front building setback shall be no less than 20 feet from the nearest edge of the sidewalk.

7. **PERMITTED USES**

single family
townhouses
residential condominium units
home occupations
home offices

8. **LANDSCAPE & BUFFER CRITERIA**

The developer shall provide 10-foot landscape buffers along Casa Verde Boulevard and Old Lake Mary Road. Each buffer shall include a 6-foot brick or masonry wall and 4 canopy trees per 100 linear feet, having a minimum caliper of 3” as measured 1 foot above ground. All landscape buffers and common areas shall be maintained by a homeowners association.

9. **DEVELOPMENT COMMITMENTS**

- A. All townhouse units shall be individually owned on a condominium basis.
- B. Minimum living area shall be 1,300 s.f.
- C. Use of common areas shall be limited to open space, recreational amenities, and utility facilities serving all residents of the development.
- D. Sidewalks shall be provided adjacent to all dwelling units, and crosswalks shall be designated to establish continuous pedestrian access to all parts of the development.
- E. The project entrance shall be on Casa Verde Boulevard.
- F. Building height shall be limited to 35 feet and a maximum of 2 stories.
- G. Existing trees that are preserved during construction may satisfy applicable landscaping requirements where they are located in buffer areas.
- H. Prior to Final Engineering approval, the developer shall provide a tree preservation plan showing that at least 25% of existing trees are being preserved, as required by the Land Development Code.

10. **WATER, SEWER AND STORMWATER**

SANITARY SEWER: Sanitary sewer shall be provided by Seminole County.

STORMWATER: Stormwater drainage and stormwater management shall be according to Seminole County regulations.

FIRE PROTECTION: Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrants shall be located according to Seminole County regulations.

11. **STANDARD COMMITMENTS**

- A. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the Owners of the property.
- C. The developer's commitment agreement touches and concerns the aforescribed property, and the conditions, commitments, and provisions of the developer's commitment agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or by part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the developer's commitment agreement.
- D. The terms and provisions of the developer's commitment agreement are not severable, and in the event any portion of this developer's commitment agreement shall be found to be invalid or illegal, then the entire developer's commitment agreement shall be null and void.

**DONE AND ORDERED ON
THE DATE FIRST WRITTEN ABOVE**

By: _____
Carlton D. Henley
Chairman

OWNER'S CONSENT AND COVENANT

The undersigned party hereby agrees to the terms and conditions set forth herein this _____ day of _____, 2005.

Witness

CHASE GROVES LTD.
By: A.C. Leerdam, Director of Chase
Groves LTD.

Witness

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by A.C. LEERDAM, who is the Director of Chase Groves LTD., and is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

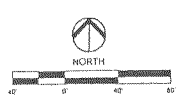
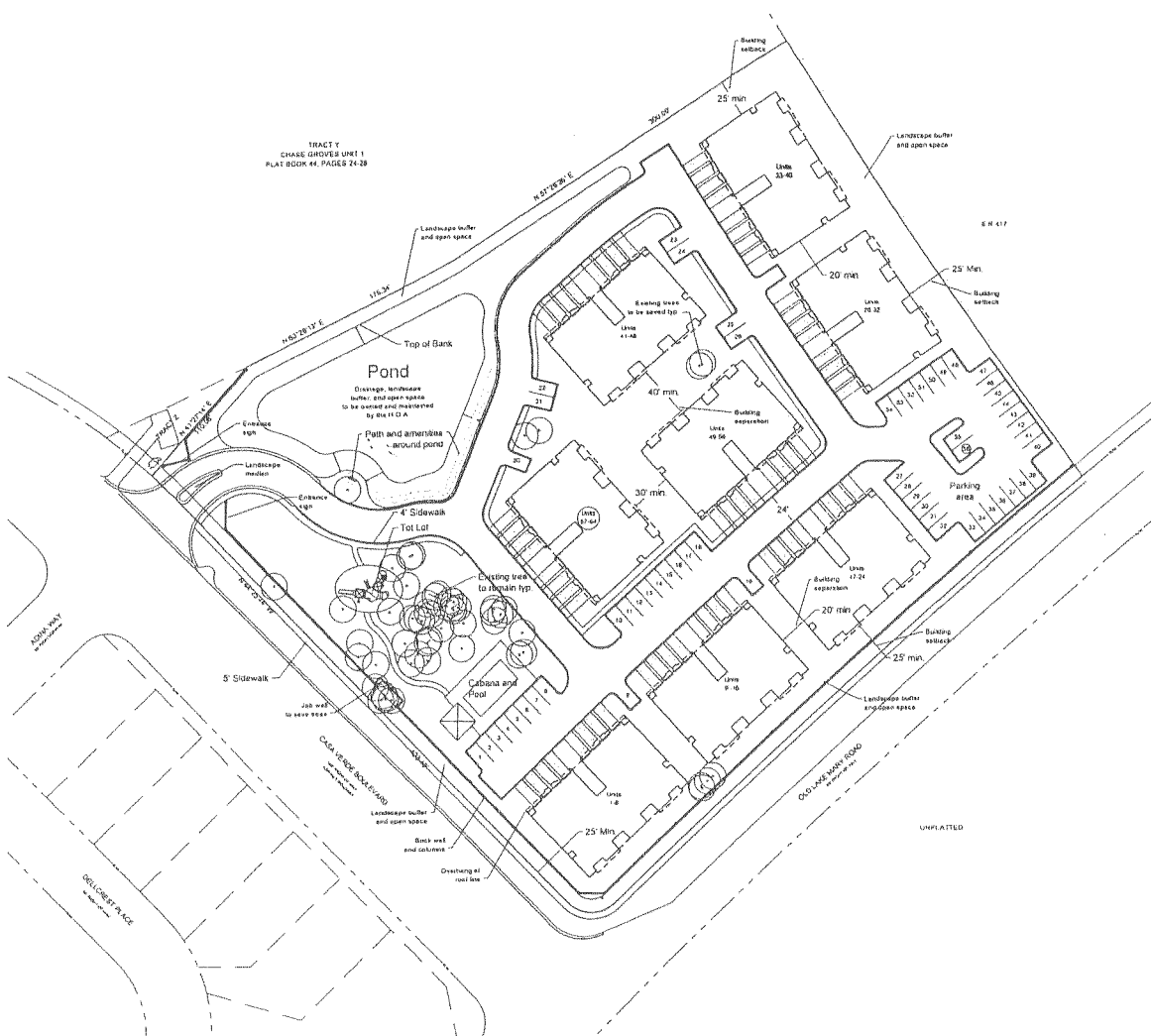
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State Aforementioned

My Commission Expires:

EXHIBIT A

Final Master Plan



Final Master Plan
Chase Groves
Seminole County, Florida

PROJECT NO.
232208

SHEET
1 OF 40

DATE
May 2005

TYPE
FMP-3

daily design group inc.
1111 N. Perry Avenue, Suite 200
Tampa, Florida 33606
Phone: 813.281.1111
Fax: 813.281.1112
www.dailydesign.com

REV	DATE	DESCRIPTION

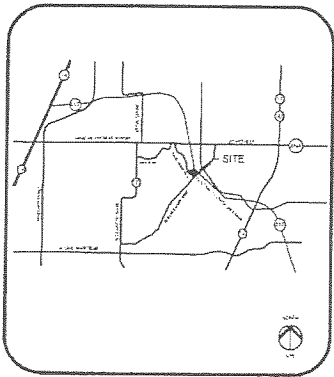
Legal Description: As provided by client

Tract M, CHASE GROVES UNIT 1, according to the plat thereof recorded in Plat Book 44, Pages 24 through 28, of the Public Records of Seminole County, Florida.
contains 5.451 acres more or less.

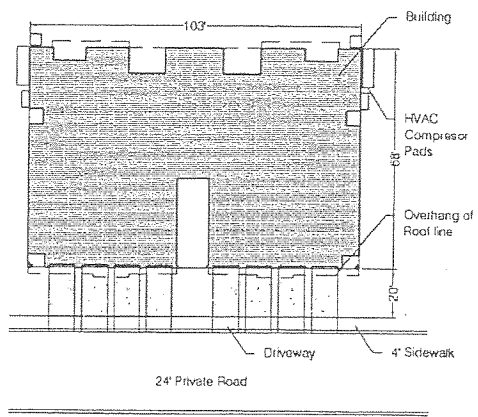
Chase Groves Planned Unit Development

Final Master Plan
Seminole County, Florida
May 2005

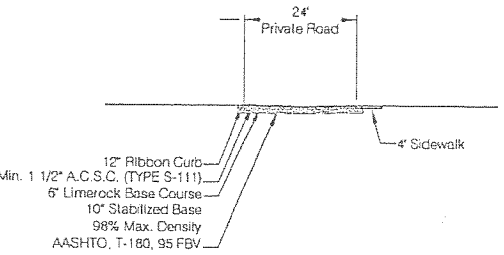
Prepared for:
Centex Homes
385 Douglas Ave Suite 2000
Altamonte Springs FL 32714



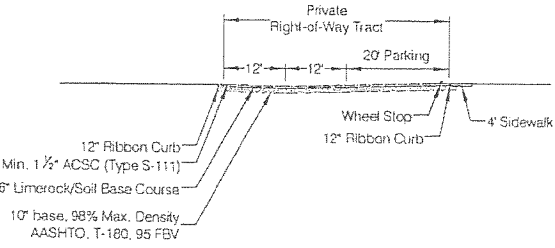
Location Map



Typical Lot Layout
Not To Scale



Typical Road Section
Not To Scale



Typical Road With Standard Parking Section
Not To Scale

Owners Centex Homes 375 Douglas Ave Suite 2000 Altamonte Springs FL 32714 Contact: Scott Benson	Applicant/Agent Daly Design Group 913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740 7373 Contact: Gifford Anlim	Engineer Miller, Einhouse, Rymer and Boyd Inc. 500 Winderley Place, Suite 100 Maitland, FL 32751 Contact: Geoff Summit	Surveyor Allen & Company 16 E Plant St. Winter Garden, FL 34787 407-654-5355 Contact: James L. Rickman
---	--	--	--

Site Data

Overall Site	
Pieris (D. Number)	83-20-30-512-0400-0000
Gross Land Area	5.451 ac.
Private Roadways	1.20 ac.
Utility Easements	0.21 ac.
Net Buildable Area (excluding roadways)	4.04 ac.
Approved Zoning	PUD/Commercial
Proposed Zoning	PUD/Residential
Proposed Land Use Designation	PUD/Residential
Total Units	64 Units
Proposed Gross Density	11.74 Units/Acre
Proposed Net Density	15.88 Units/Acre
Required Open Space	1.36 ac.
Provided Open Space	1.684 ac.
Maximum Building Height	35' (2 story)
Number of Buildings	8
Number of Units per Building	8
Minimum Living Area	1,300 s.f.
Building Setbacks	
North Property Line (Chase Groves)	15' min.
South Property Line (Old Lake Mary Rd.)	25' min.
East Property Line (SR 417)	16' min.
West Property Line (Casa Verde Blvd.)	20' min.
Minimum Building Setbacks on Lots	
Front	25' min.
Side	0' min.
Rear	10' min.
Minimum Building Separation Requirements	
Side to Side	20'
Rear to Rear	40'
Rear to Side	30'
Parking	
Required Spaces	128 (2/unit)
Garage	54
Residential	54
Visitor	55
Totek Parking	184

NOTE: Entire site falls within FEMA Zone X, per FEMA map #12117C0045E, Effective Date: April 17, 1995

General Notes

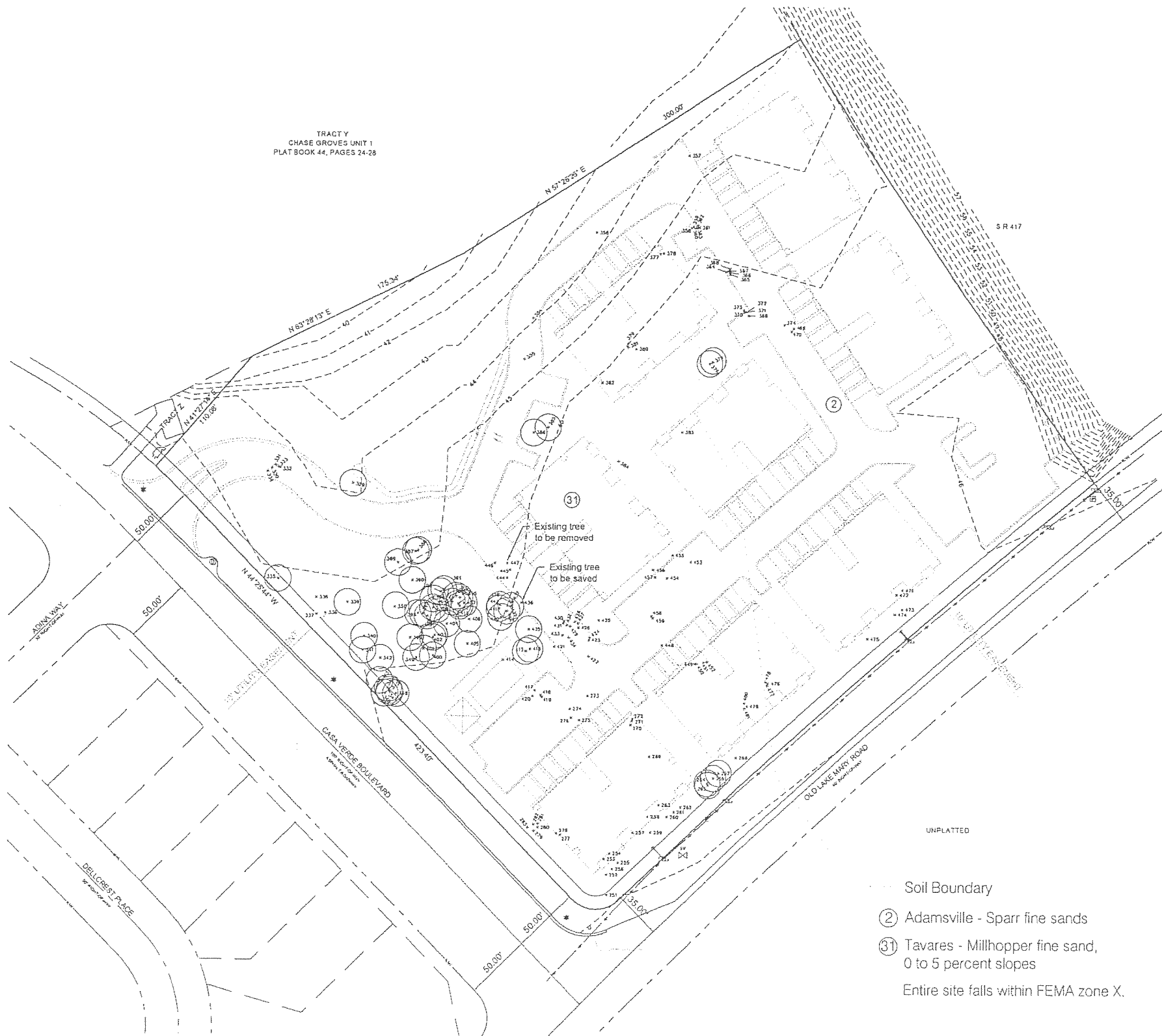
- Streets will be privately owned & maintained by the homeowners association.
- Buffer, landscaping, and common areas will be privately owned & maintained by The Homeowners Association.
- Project infrastructure will be developed in one phase.
- Solid waste collection will be curbside pick-up.
- Fire flow to be provided with at least 1250 gpm at 20 psi residual pressure.
- Development will belong to Master Homeowner's Association for Chase Groves.

Sheet Index

SHEET	DESCRIPTION
FMP 1	Cover
FMP 2	Existing Conditions Plan
FMP 3	Final Master Plan
FMP 4	Utility Plan
FMP 5	Conceptual Landscape Plan
FMP 6	Earthmoving Concept Plan
FMP 7	Aerial Photograph

daly design group, inc.
Land Planning • Landscape Architecture • Project Management
913 N. Pennsylvania Ave., Winter Park, Florida 32789
Phone 407.740.7373 • Fax 407.740.7661 • www.dalydesign.com
Date: May 2005 Scale: As Noted Job No.: 23203

TRACT Y
CHASE GROVES UNIT 1
PLAT BOOK 44, PAGES 24-28



Soil Boundary
② Adamsville - Sparr fine sands
③1 Tavares - Millhopper fine sand,
0 to 5 percent slopes
Entire site falls within FEMA zone X.

SCHEDULE OF EXISTING TREES			
POINT	DESCRIPTION	POINT	DESCRIPTION
333	CHERRY 4"	403	OAK 8"
334	CHERRY 10"	405	OAK TWIN 24"
354	CHERRY 8"	406	OAK 16"
356	CHERRY 6"	407	OAK TWIN 12"
357	CHERRY 14"	408	OAK 8"
375	CHERRY 12"	409	OAK 12"
376	CAMPHOR TWIN 8"	410	OAK 6"
377	CHERRY 12"	411	OAK 6"
378	CHERRY 12"	412	OAK 8"
379	CHERRY 14"	413	OAK 4"
381	CHERRY 8"	414	OAK 4"
404	CHERRY 12"	415	OAK TWIN 14"
450	CHERRY 12"	416	OAK 12"
265	OAK 8"	417	OAK 4"
269	OAK TRIPLE 24"	418	OAK 4"
270	OAK 6"	419	OAK 4"
271	OAK 3"	420	OAK 4"
272	OAK 3"	421	OAK 16"
273	OAK 18"	422	OAK 20"
274	OAK 16"	423	OAK 14"
275	OAK 3"	424	OAK 12"
276	OAK 3"	425	OAK 4"
277	OAK TWIN 22"	426	OAK 8"
278	OAK 12"	427	OAK 12"
279	OAK 16"	428	OAK 10"
280	OAK 16"	429	OAK 14"
281	OAK 12"	430	OAK 6"
282	OAK 18"	431	OAK 12"
283	OAK 16"	432	OAK 8"
329	OAK 40"	433	OAK 14"
331	OAK 14"	434	OAK 4"
332	OAK 6"	435	OAK TWIN 14"
335	OAK TWIN 20"	436	OAK 14"
336	OAK 12"	437	OAK 12"
337	OAK TWIN 18"	438	OAK 4"
338	OAK 16"	439	OAK 8"
339	OAK TWIN 20"	440	OAK TWIN 14"
340	OAK TWIN 16"	441	OAK 8"
341	OAK 14"	442	OAK 8"
342	OAK TWIN 20"	443	OAK 8"
343	OAK TWIN 18"	444	OAK 4"
344	OAK 8"	445	OAK 4"
345	OAK 10"	446	OAK 4"
346	OAK 12"	447	OAK TWIN 6"
347	OAK TWIN 16"	448	OAK TWIN 22"
348	OAK 14"	449	OAK TWIN 20"
350	OAK TWIN 18"	451	OAK 12"
355	OAK 12"	452	OAK 18"
358	OAK 12"	453	OAK 18"
359	OAK 12"	454	OAK TWIN 20"
360	OAK 8"	455	OAK 16"
361	OAK 12"	456	OAK 4"
362	OAK 12"	457	OAK 4"
363	OAK 12"	458	OAK 8"
364	OAK 10"	459	OAK 4"
365	OAK 10"	469	OAK 6"
366	OAK 10"	470	OAK 10"
367	OAK 10"	476	OAK 16"
368	OAK 10"	477	OAK 8"
369	OAK 12"	478	OAK TRIPLE 18"
370	OAK 8"	479	OAK 14"
371	OAK 12"	480	OAK 8"
372	OAK 12"	481	OAK TWIN 18"
373	OAK 10"	349	PALM 16"
374	OAK TWIN 24"	251	PINE 12"
380	OAK 4"	252	PINE 8"
382	OAK 6"	253	PINE 8"
383	OAK 26"	254	PINE 10"
384	OAK CLUSTER	255	PINE 10"
385	OAK 14"	256	PINE 12"
386	OAK TWIN 12"	257	PINE 14"
387	OAK 16"	258	PINE 10"
388	OAK 6"	259	PINE 8"
389	OAK 14"	260	PINE 8"
390	OAK 12"	261	PINE 10"
391	OAK TWIN 18"	262	PINE 12"
392	OAK 6"	263	PINE 10"
393	OAK TWIN 14"	264	PINE 10"
394	OAK 10"	266	PINE 10"
395	OAK 8"	267	PINE 8"
396	OAK 6"	268	PINE 8"
397	OAK 12"	330	PINE 16"
398	OAK 8"	471	PINE 14"
399	OAK 12"	472	PINE 14"
400	OAK 14"	473	PINE 8"
401	OAK 16"	474	PINE 12"
402	OAK TWIN 12"	475	PINE 12"

LEGEND:
• DENOTES SET 1/2" IRON ROD LG #6723
□ DENOTES PHONE RISER
— DENOTES OVER-HEAD POWER
— DENOTES SEWER VALVE
— DENOTES GUY WIRE
□ DENOTES WOODEN POWER POLE
— DENOTES RIGHT OF WAY
□ DENOTES STORM MANHOLE
• DENOTES CONCRETE LIGHT POLE

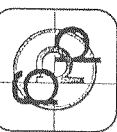
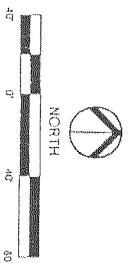
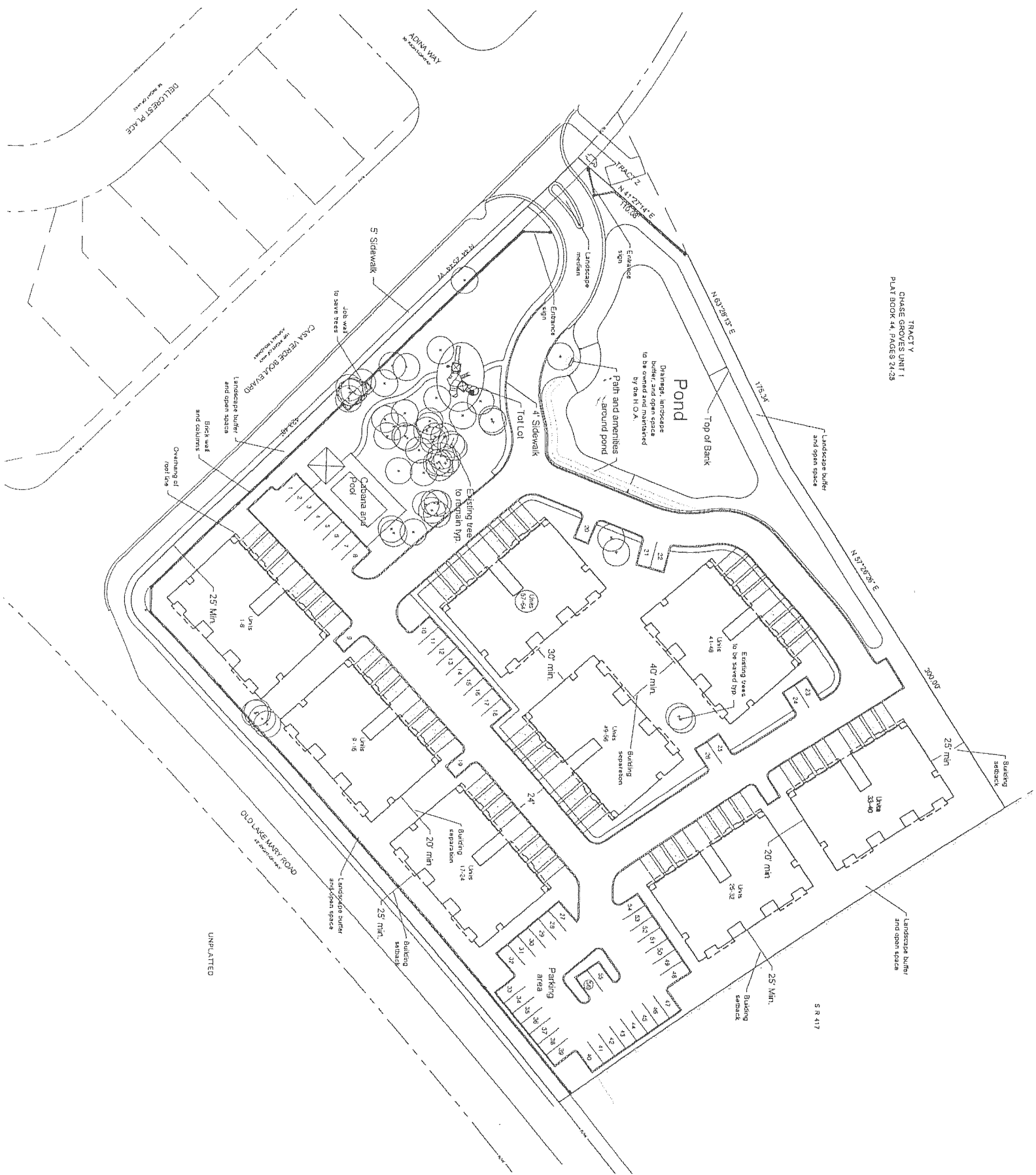
day design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373 www.daydesign.com

Existing Conditions
Chase Groves
Seminole County, Florida



PROJECT NO.
2320a
SCALE
1"=40'
DATE
May 2005
SHEET
FMP2

TRACTY
CHASE GROVES UNIT 1
PLAT BOOK 44, PAGES 24-25



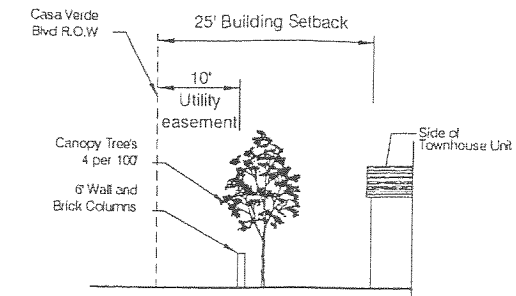
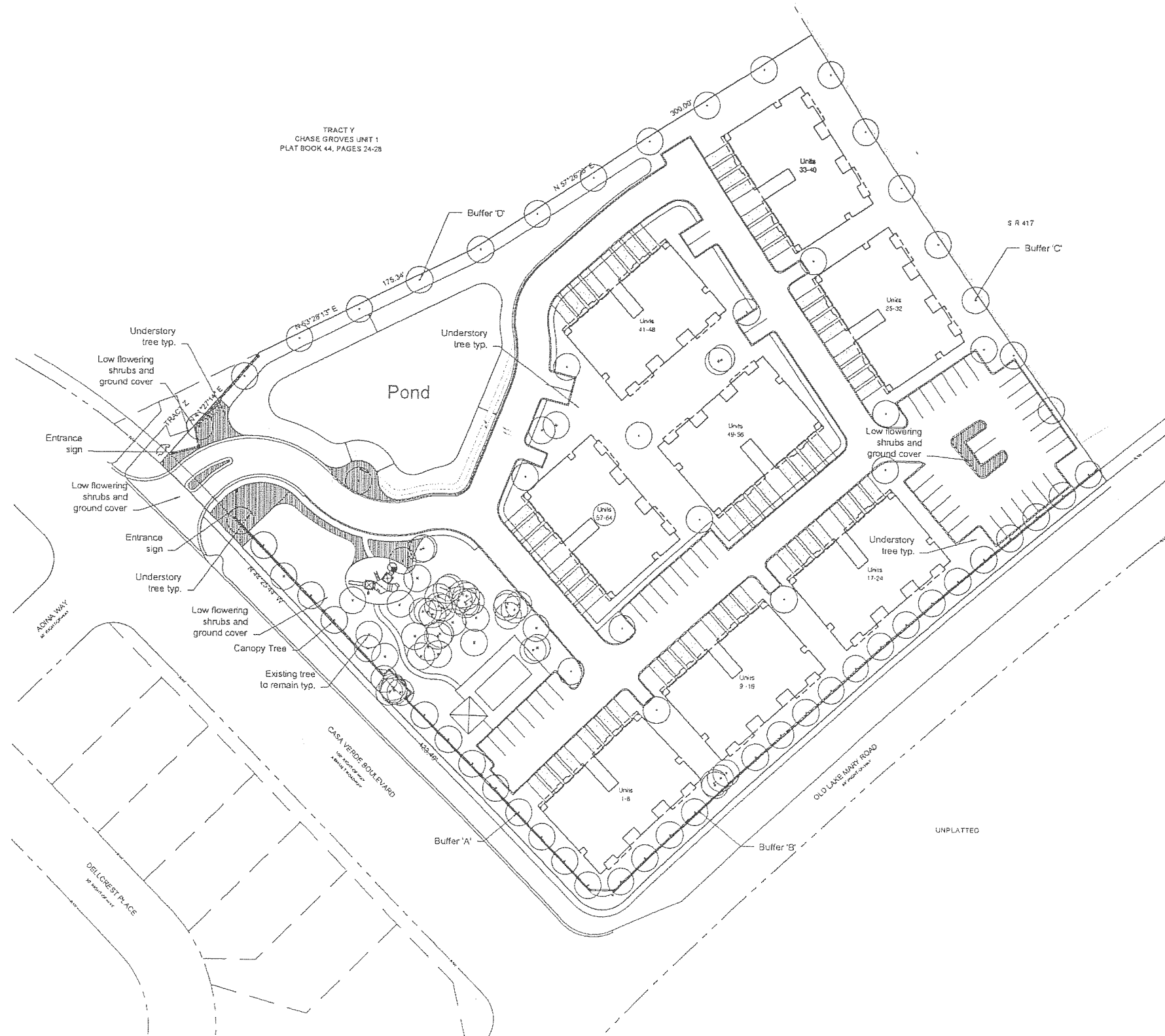
Final Master Plan
Chase Groves
Seminole County, Florida

REV	DATE	DESCRIPTION	BY

daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373 www.dalydesign.com

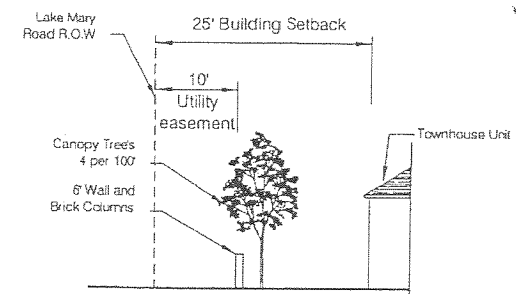
PROJECT NO.
23203
DATE
May 2005
SHEET
FM03

TRACT Y
CHASE GROVES UNIT 1
PLAT BOOK 44, PAGES 24-28



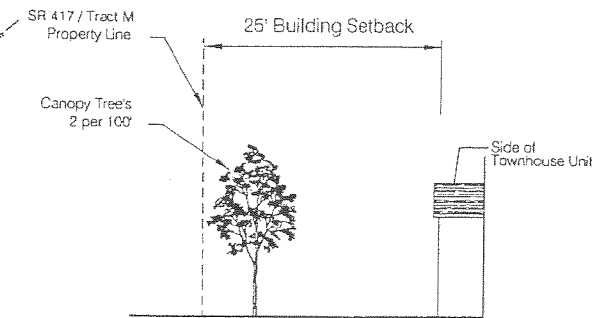
Buffer 'A'

not to scale



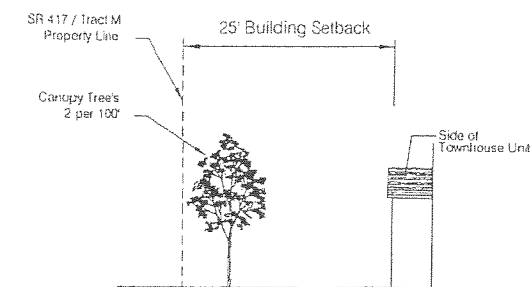
Buffer 'B'

not to scale



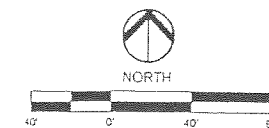
Buffer 'C'

not to scale



Buffer 'D'

not to scale

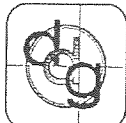


daly design group inc.

Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373 www.dalydesign.com

Conceptual Landscape Plan

Chase Groves
Seminole County, Florida



PROJECT NO.
2320a
SCALE
1"=40'
DATE
May 2005
SHEET
FMP5

Date: